



Forum House, Gorsey Lane, Widnes, WA8 0RH

Prestigious Showroom, Office, Warehouse & Yard

Summary

Tenure	To Let
Available Size	5,698 sq ft / 529.36 sq m
Rent	£60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Ultra High Specification Property
- Fully Glazed Frontage
- External Automated Front Blinds
- Concrete Rear Yard
- 8 Front Parking Spaces

Description

We are delighted to offer for rent a prestigious, ultra high-specification, multi-purpose detached property with rear yard and dedicated parking.

The property is a modern and attractive structure, with grey clad and glazed elevations throughout. There are 8 no. dedicated car parking spaces to the front and a disabled access ramp, together with concrete yard to the rear and loading access to the warehouse.

Internally the property is finished to a first class standard with high-quality facilities included.

The ground floor of the main building comprises an attractive showroom, that was previously used for high-end kitchen sales, the first floor provides good quality office space and the attached rear warehouse provides storage and workspace and has both internal and external access.

The property would work perfectly for businesses that require a combination of sales, office and storage/workspace, as it provides all of these facilities under one roof.

Location

The property is prominently positioned on Gorsey Lane, Widnes, just off the A562 Fiddlers Ferry Road, within a primarily commercial area to the east of Widnes Town Centre.

The property is 5 miles from Warrington Town Centre and also 5 miles from Junction 7 of the M62, giving convenient access to the regional motorway network.

Services

Mains electricity, water and drainage are connected.

Partial air-conditioning is installed.

Local Authority

Halton

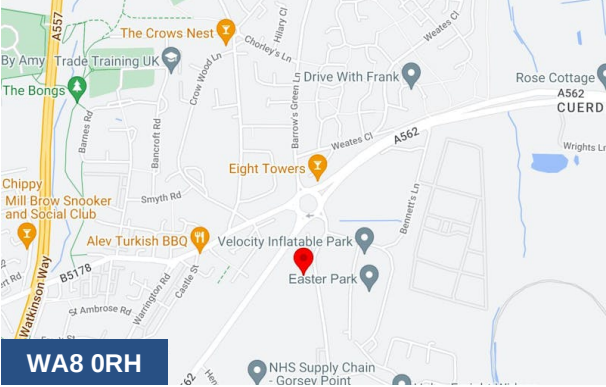
Lease Terms

The property is available for a minimum 5 year term, on a Tenant's Full Repairing and Insuring basis, including periodic upward only rent reviews.

The property is currently owner occupied by the Landlord's scaffolding business, which will be relocating on to the rear yard, behind the subject property. Availability is immediate.

Rental

£60,000 per annum exclusive.



Viewing & Further Information



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